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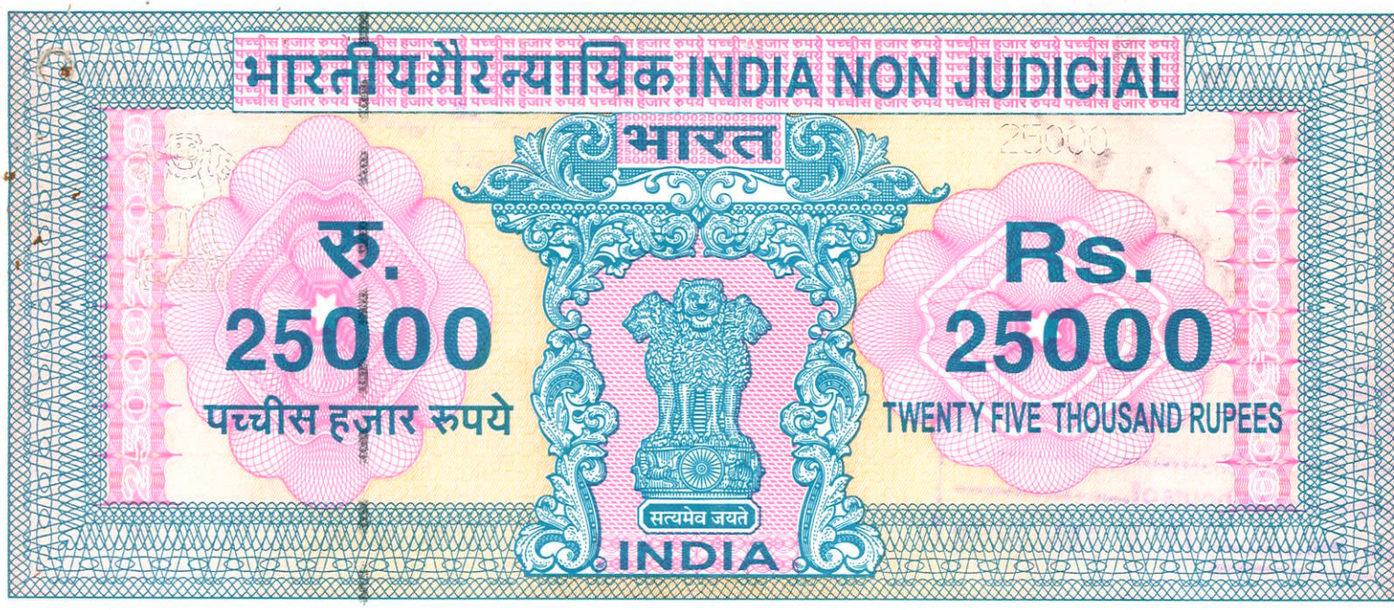
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B4



தமிழ்நாடு तमिलनाडु TAMILNADU

A 535206

S. MANJULAMAHESWA
STAMP VENDOR
L. No. 10037 / 76
High Court Campus, Chennai - 1

17 DEC 2012

SALE DEED

THIS DEED OF SALE executed at Chennai this day of 19th December 2012

BY

Mrs M.K. LATHA (PAN CARD No. ACSPL0421C), wife of Thiru. R. Lalith, aged about 42 years, residing at Flat No. B4, Rajam Apartments, No. 60A, Muthukrishnan Street, Chennai – 600 029 hereinafter called the **"VENDORS"** which term shall wherever the context so admits or permits mean and include her heirs, executors, administrators, legal representatives and assigns of the **ONE PART;**

TO AND IN FAVOUR OF

Mr. M. INIYAVAN, (PAN No. BLMPM6915J) son of late Thiru. Muniyandi, aged about 31 years, residing at Flat No. C – 6, Rajam Apartments, No. 60A, Muthukrishnan Street, Chennai – 600 029, hereinafter called the **"PURCHASERS"** which term shall wherever the context so admits or permits mean and include his heirs, executors, administrators, legal representatives and assigns of the **OTHER PART:**

DOCUMENT No 273 Year : 2013
Page: No: 1 Total Page 19

1-2

40200/-

273/13

ORIGINAL

DOCUMENT NO. 273 OF 2013
OF BOOK 1 CONTAINS 17 SHEETS
SHEET.
SUBREGISTRAR
KODAMBAKKAM

Presented in the Office of the Sub-Registrar of Kodambakkam and fee of Rs. 40200/- Paid between the hours of 1-2 on the 31 JAN. 2013

LEFT THUMB



SUB-REGISTRAR
KODAMBAKKAM

DOCUMENT No: 273 Year : 2013
Page No: 2 Total Page 19

EXECUTION ADMITED BY

LEFT THUMB



CLAIM ADMITTED BY

LEFT THUMB

SUB-REGISTRAR
KODAMBAKKAM

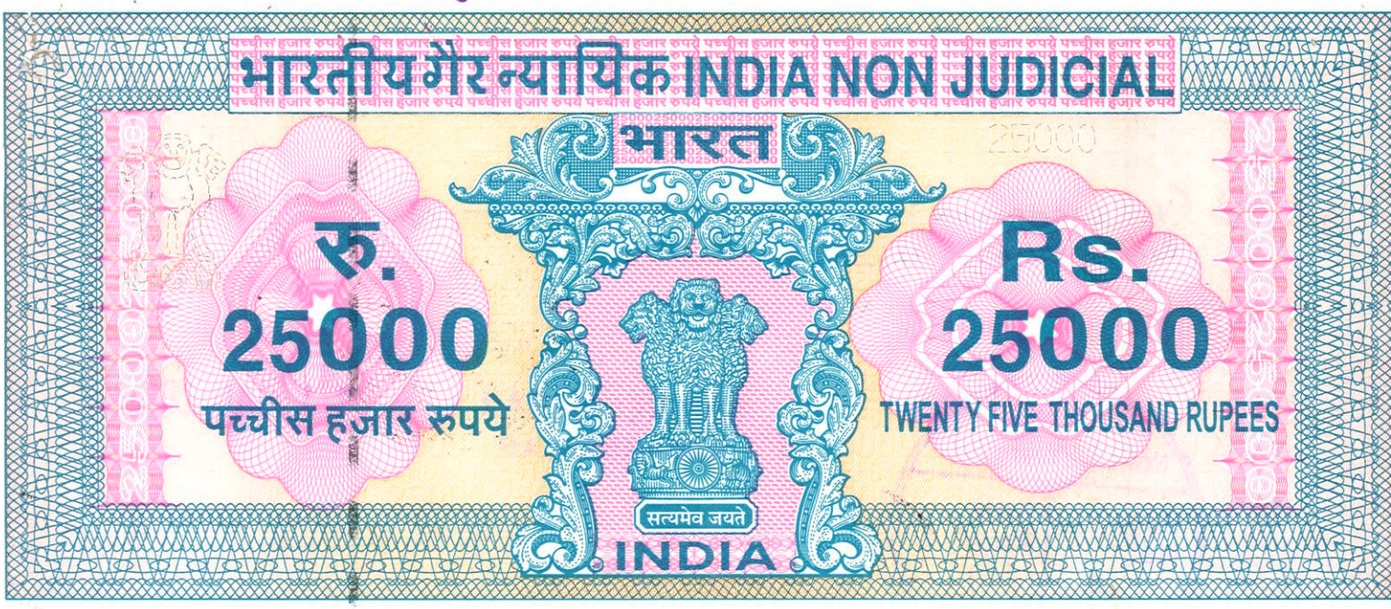
Additions as per the recitals of this Docoment

Additions as per the recitals of this Docoment

IDENTIFIED BY

1) [illegible] S/o. G.R. [illegible] 26/12, [illegible] Rd. 29.
G.R. [illegible]

PTO



தமிழ்நாடு तमिलनाडु TAMILNADU

A 535207

S. MANJULAMAHESWARI
STAMP VENDOR
L. No. 10037 / 76
High Court Campus, Chennai - 104

18 DEC 2012

-2-

WHEREAS, the one Mrs. E.K. Padmini wife of Thiru. M.B. Nambiar had entered into an construction agreement dated 02.09.1988 with M/s. Rajam Enterprises, and purchased undivided share of land property situated at Door No. 60A Muthukrishnan Road, Collectors Colony, Chennai – 600 029, comprised in O.S. Nos. 17/1, and 17/2 A Part and T.S. No. 9/4, of Block No.4, Vada Agaram Village, Egmore – Nungambakkam Taluk, Chennai District, measuring to an extent of 761/11584 Sq.Ft., undivided share of land (: from Mr. S.C. JAMADEEN son of Mr. S.A. Haji Syed Cassim Power Agent of M/s. Rajam Enterprises, represented by its Mrs. Rahimunissa and Mrs. Thulasi Unnithan, which was registered as Document No. 134 of 1989, dated 19.01.1989, Book No. I, Volume No. 1252, pages 85 to 89, before the Sub - Registrar Office, Kodambakkam.

DOCUMENT No: 273 Year : 2013
Page: No: 3
Total Page 19

Y/Self (V.VISWANATHAN) S/o. VELAYUTHAM A3, Rajam Apartments, 58/60A, Muthulakshmi Amirji Salai, Chennai - 600029

SUB-REGISTRAR
KODAMBAKKAM

31 JAN 2013

DOCUMENT
No 273 Year : 2013

Page: No:	Total Page
4	19

Registered as No. 273 of 2013 of Book 1

Date 31.1.2013

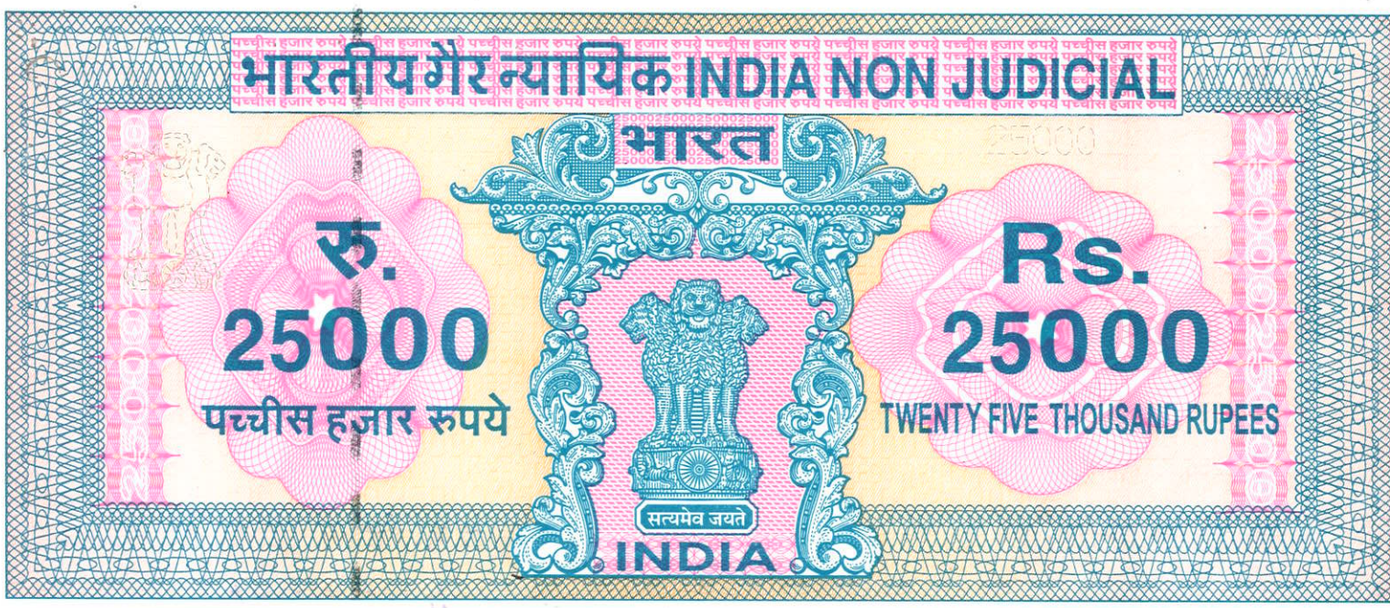
Sub-Registrar
Kodambakkam

(Note) Number of Copies
Registered with the
Original

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DOCUMENT NO 273 OF 2013
OF BOOK 1 CONTAINS 17 SHEETS
2 SHEET.

SUBREGISTRAR
KODAMBAKKAM



தமிழ்நாடு தமிலநாடு TAMILNADU

A 535208

05 DEC 2012

21512

18 DEC 2012

S. MANJULAMAHESWARI
STAMP VENDOR
L. No. 10037 / 76
High Court Campus, Chennai - 10

AND WHEAREAS Mrs. M.K. LATHA the vendor herein had purchased property situated at Door No. 60A Muthukrishnan Road, Collectors Colony, Chennai – 600 029, comprised in O.S. Nos. 17/1, and 17/2 A Part and T.S. No. 9/4, of Block No.4, Vada Agaram Village, Egmore – Nungambakkam Taluk, Chennai District, measuring to an extent of 761/11584 Sq.Ft., undivided share of land (..., ..., ...), along with 761 Sq.Ft., plinth area including common area, from Mrs. E.K. Padmini wife of Thiru. M. Baskaran Nambiar, which was registered as Document No. 147 of 2009, dated 09.01.2009, before the sub-Registrar, Kodambakkam. After the purchase of the Schedule B mentioned property the above said Mrs. E.K. Padmini wife of Thiru. M. Baskaran Nambiar, was in peaceful possession and enjoyment of the Schedule mentioned Property without any let or hindrance from anybody.

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Page: No: 5 Total Page 19

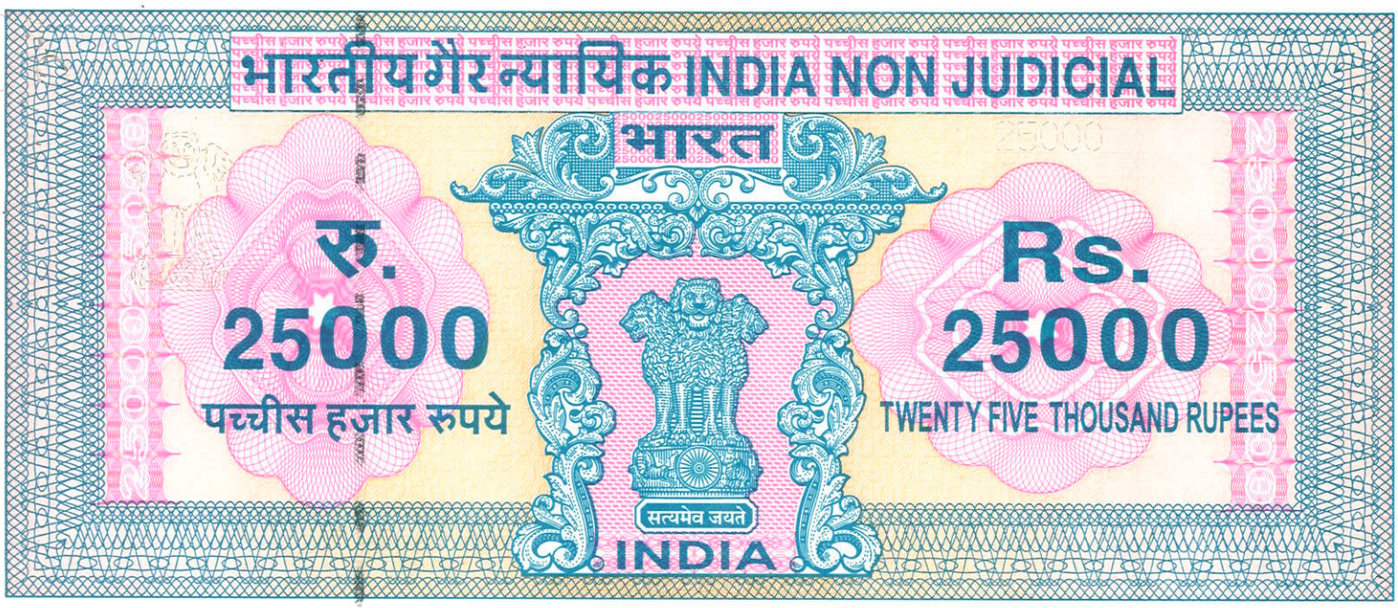
அலகாபாத் 273/13
மதிப்பான தொகை 4,75,200/-

முத்திரை ரூ 33264/- பதிவு கட்டணம் ரூ 4755/-
இதர ரூ 750/- மொத்தம் ரூ 38769/-
வசூலிக்கப்பட்டது

நாள் 26-2-13 சார்பதிவாளர்

DOCUMENT NO ....273.....OF 201
OF BOOK....1.....CONTAINS....17....SHEETS
.....3.....SHEET.

SUBREGISTRAR
KUDAMBAKKAM



தமிழ்நாடு तमिलनाडु TAMILNADU

A 535209

S. MANJULAMAHESWA
STAMP VENDOR
L. No. 19037/A/96
High Court Campus, Chennai - 1

05 DEC 2012

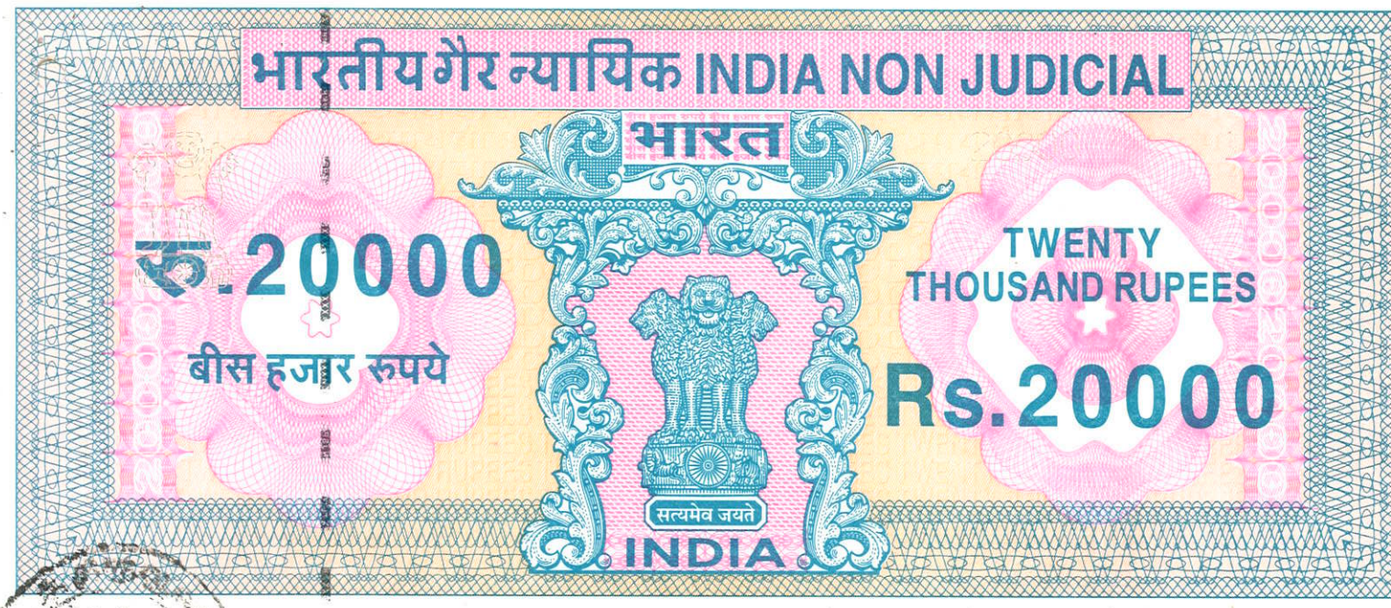
18 DEC 2012

WHEREAS the parties herein by mutual negotiation fixed the sale price of the Schedule mentioned property at Rs. 40,00,000/-(Rupees Forty Lakhs Only).

THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS

- In Pursuance of the aforesaid agreement between the VENDOR and the Purchasers, the VENDOR doth hereby admits and acknowledges the receipt of the sale consideration of Rs. 40,00,000/- (Rupees Forty Lakhs Only from the Purchasers in the following manner:
- Rs. 2,00,000/- (Rupees Two Lakhs Only) paid by cheque bearing No. 855648, dated 02.08.2012, State Bank of Indian, Jawahar Nagar Branch and towards advance on 02.08.2012.
- Rs. 6,00,000/- (Rupees Six Lakhs Only) paid by Cheque bearing Nos. 129203, 129204, Indian Bank, North Usman Road Branch and towards further advance on 28.11.2012.
- Rs. 5,25,000/- (Rupees Five Lakhs Twenty Five Thousand Only) paid by cheque bearing No. 965506, drawn on HDFC Bank, Kellys Branch and towards further advance on 30.11.2012.

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தமிழ்நாடு தமிலநாடு TAMILNADU

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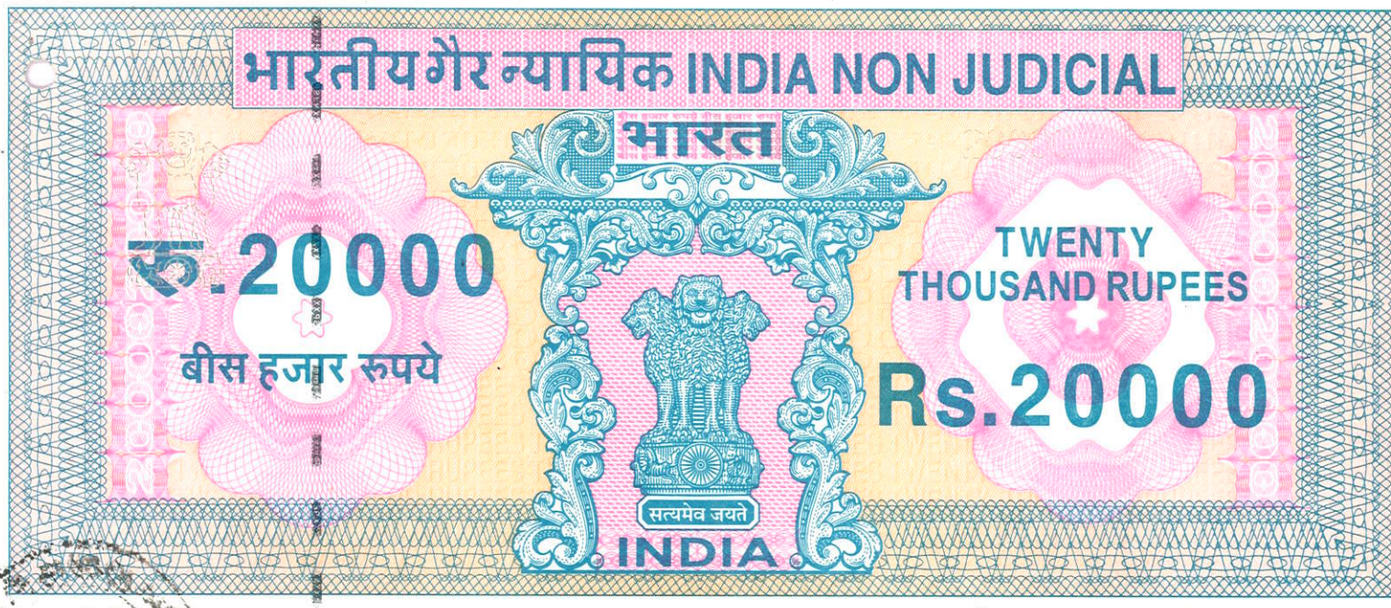
18 DEC 2012

S. MANJULAMAHESWAR
STAMP VENDOR
L. No. 10037 / 76
High Court Campus, Chennai - 104

© The Vendor had availed a Housing Loan from Dewan Housing Finance Corporation Ltd., and now the outstanding amount Rs.22,01,275/- (Rupees Twenty Two Lakhs and One Thousand Two Hundred Seventy Five Only) due to the said reason, at request of the VENDOR the above said amount a sum Rs. Rs.22,01,275/- (Rupees Twenty Two Lakhs and One Thousand Two Hundred Seventy Five Only) paid by Demand Draft No. 338221, dated 11.12.2012, M/s. Axix Bank Ltd., who is advancing this amount by way of loan to the Dewan Housing Finance Corporation Ltd., on behalf of the VENDOR and acknowledge the same.

- Rs. 4,66,887/- (Rupees Four Lakhs Sixty Six Thousand Eight Hundred Eight Seven Only) paid by Demand Draft No. 338220, dated 11.12.2012, M/s. Axis Bank Ltd., who is advancing this amount by way of loan to the VENDOR at the time of execution of the Sale Deed.
- Rs.6838/- (Rupees Rupees Six Thousand Eight Hundred Thirty Eight Only) PURCHASER paid by cash to the VENDOR at the time of execution of the Sale Deed.

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தமிழ்நாடு तमिलनाडु TAMILNADU

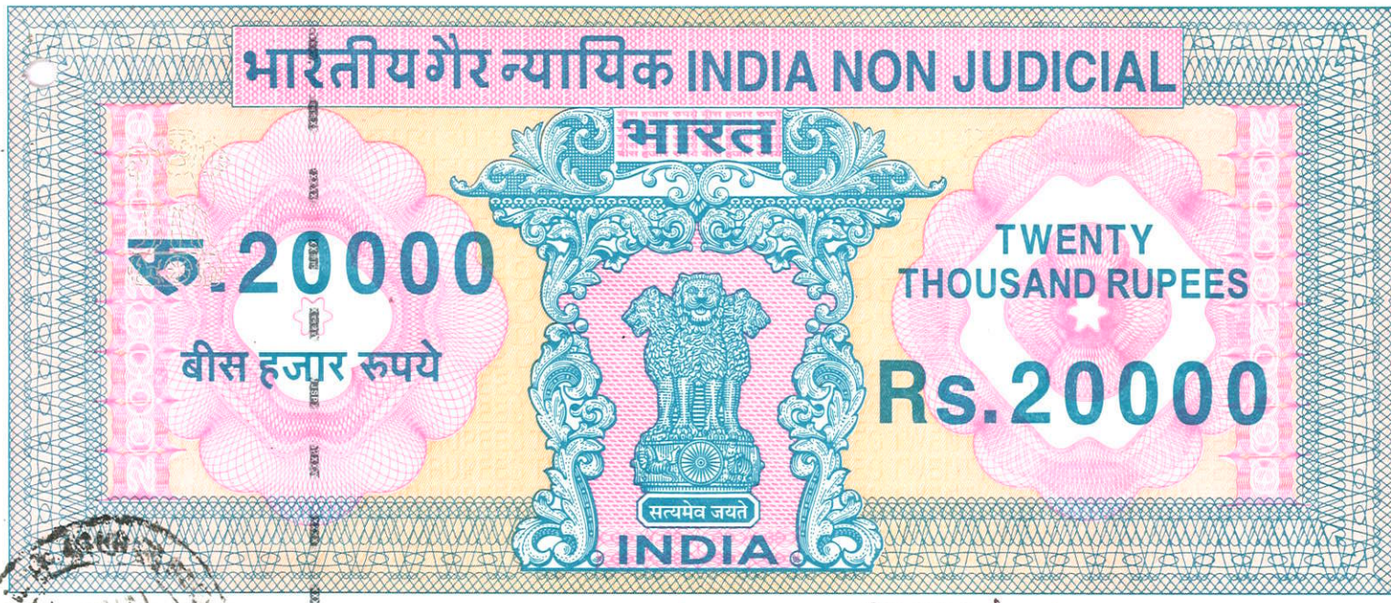
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S. MANJULAMAHESWARI
STAMP VENDOR
L. No. 10037 / 76
High Court Campus, Chennai - 104

18 DEC 2012

In consideration of Rs. 40,00,000/- (/-(Rupees Forty Lakhs Only) paid to the Vendor by the Purchaser, the receipt of which the Vendor hereby admits, acknowledges and release the Purchasers from further payment thereof, the Vendors doth hereby grant, convey, assign and sell Purchaser by way of absolute the sale the said property more fully described in the Schedule-B hereunder together with water, water course right, liberties, privileges, advantages, easements together with electrical installations, connections along with its deposits, rights, and privileges and all other rights whatsoever appertaining thereto and enjoy therewith all estate, right, interest, property claim, demand of the vendor herein upon the property to has and to hold unto the use of the Purchaser for ever absolutely and free from all encumbrances.

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தமிழ்நாடு தமிலநாடு TAMILNADU

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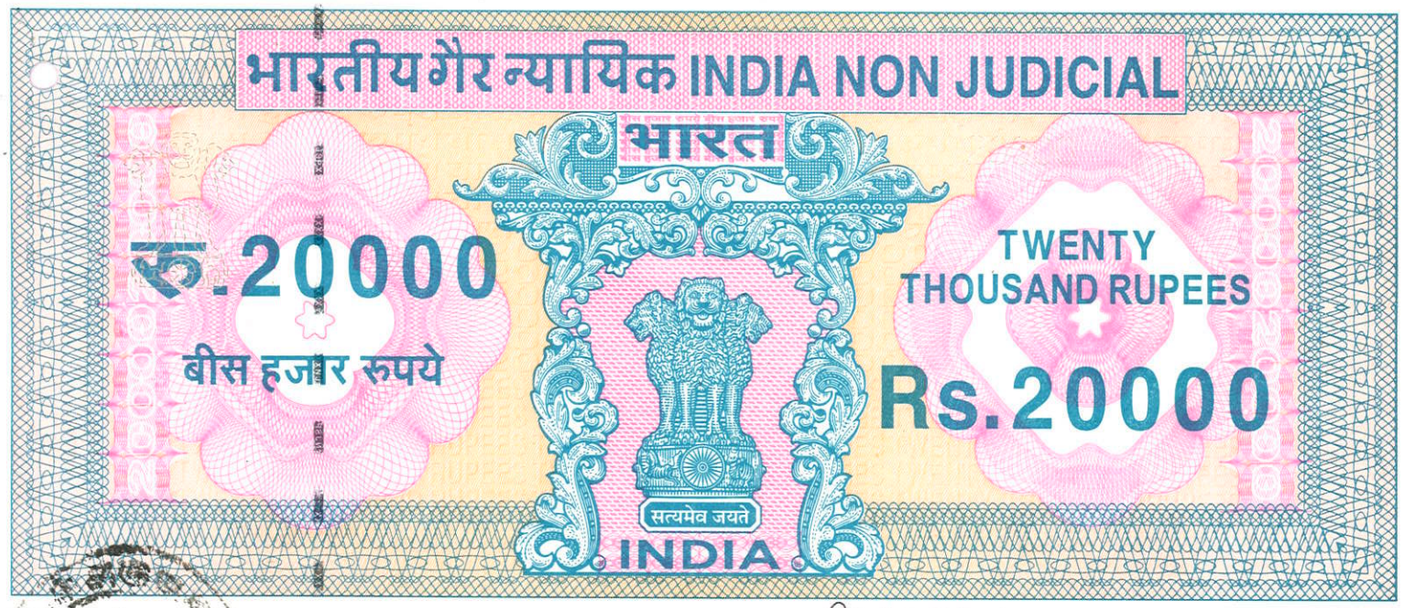
18 DEC 2012

S. MANJULAMAHESWA
STAMP VENDOR
L. No. 10037 / 76
High Court Campus, Chennai -

- The Vendor hereby covenant with the Purchaser as follows:

The Vendor is the absolute owner of the property hereby conveyed and that she has perfect right, title and interest to convey the said property to the Purchaser in the manner aforesaid and no other person has got any right, title and interest to convey the said property to the Purchaser in the manner aforesaid, and the Vendor has not done or knowingly suffered any act, deed or thing whereby the said property is affected or impeached in estate, title or otherwise or whereby she is hindered from conveying and transferring the same to the Purchaser.

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Page No: 9 Total Page 19



தமிழ்நாடு தமிலநாடு TAMILNADU

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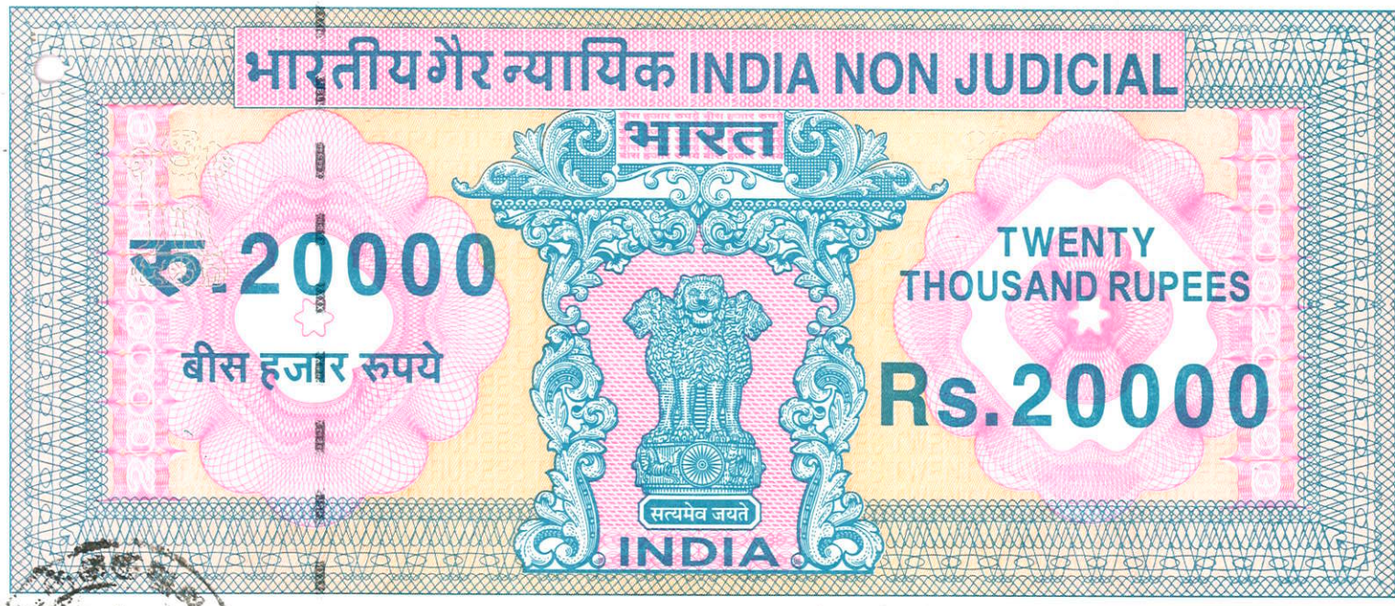
18 DEC 2012

S. MANJULAMAHESWARI
STAMP VENDOR
L. No. 10037 / 76
High Court Campus, Chennai - 104

The Vendor doth hereby declare that there are no encumbrance, lien trust, attachment, claim, charge, whatsoever which is subsisting on the said property and the said property is not the subject matter any litigation or proceedings and it is not charged in favour of any Court, Public, Revenue or other authority.

The Vendor doth hereby covenant with the Purchaser that the Purchaser shall and may at all times hereafter quietly and peacefully posses and enjoy the said property without any let or interruption or disturbances by the Vendors or any person or persons through whom the Vendor derived the title and the Vendor shall sufficiently indemnify the Purchaser against any loss that the Purchasers may be put to by reason of any encumbrances, claim, demand, legal proceedings, chare, lien etc., in respect of the schedule mentioned property.

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தமிழ்நாடு தமிழ்நாடு TAMILNADU

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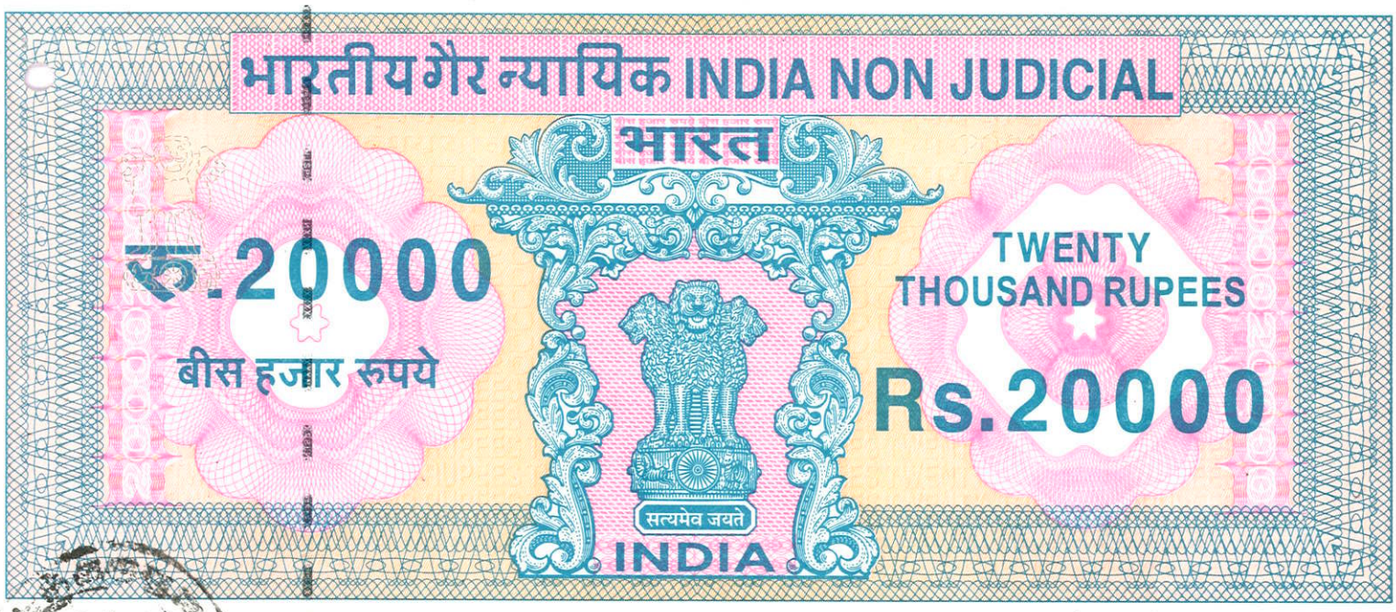
18 DEC 2012

S. MANJULAMAHESWA
STAMP VENDOR
L. No. 10037 / 76
High Court Campus, Chennai - 1

The Vendor doth hereby covenant with the Purchaser that he and all persons lawfully and equitably claiming title will from time to time and at all times hereafter at the cost of the Purchaser execute and register all such acts, deeds and things for further and more perfectly assuring the title of the Purchaser in respect of the property hereby conveyed.

The Vendor doth hereby covenant with the Purchaser that they have this day handed over to the Purchaser all relevant original documents of the title relating to the schedule mentioned property.

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தமிழ்நாடு தமிலநாடு TAMILNADU

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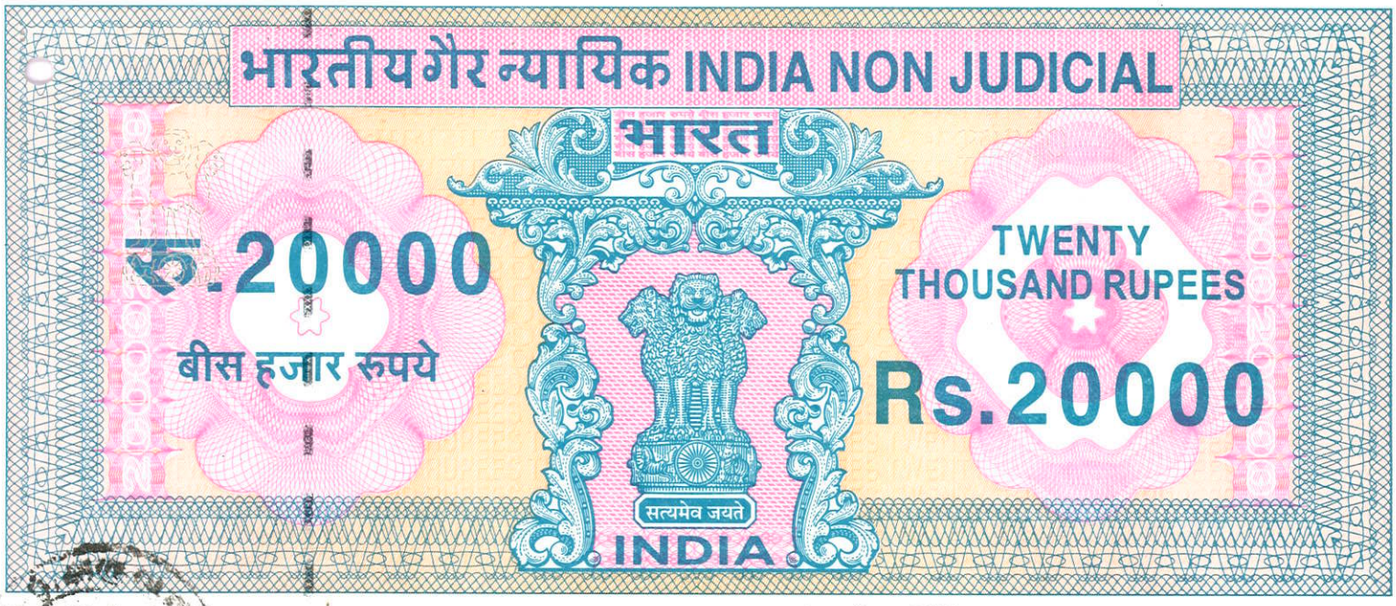
18 DEC 2012

S. MANJULAMAHESWARI
STAMP VENDOR
L. No. 10037 / 76
High Court Campus, Chennai - 104

The Vendor doth hereby declare that all taxes and other public charges payable in respect of the schedule mentioned property hereby conveyed has been paid up to this date and further covenant with the Purchaser that if any claim is made in this behalf, the Vendor shall discharge, the same out of their own funds and also hereby agree to reimburse if the Purchaser is compelled to pay taxes and other charges.

The Vendor doth hereby covenant with the Purchaser that the Vendor shall at their own cost defend any claim, suit or other proceedings that may be instituted in respect of the property hereby conveyed and save the Purchaser harmless against any loss or damages that may be incurred by the Purchaser in defending any suit, actions or proceedings by any person or persons at any time.

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தமிழ்நாடு தமிலநாடு TAMILNADU

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18 DEC 2012

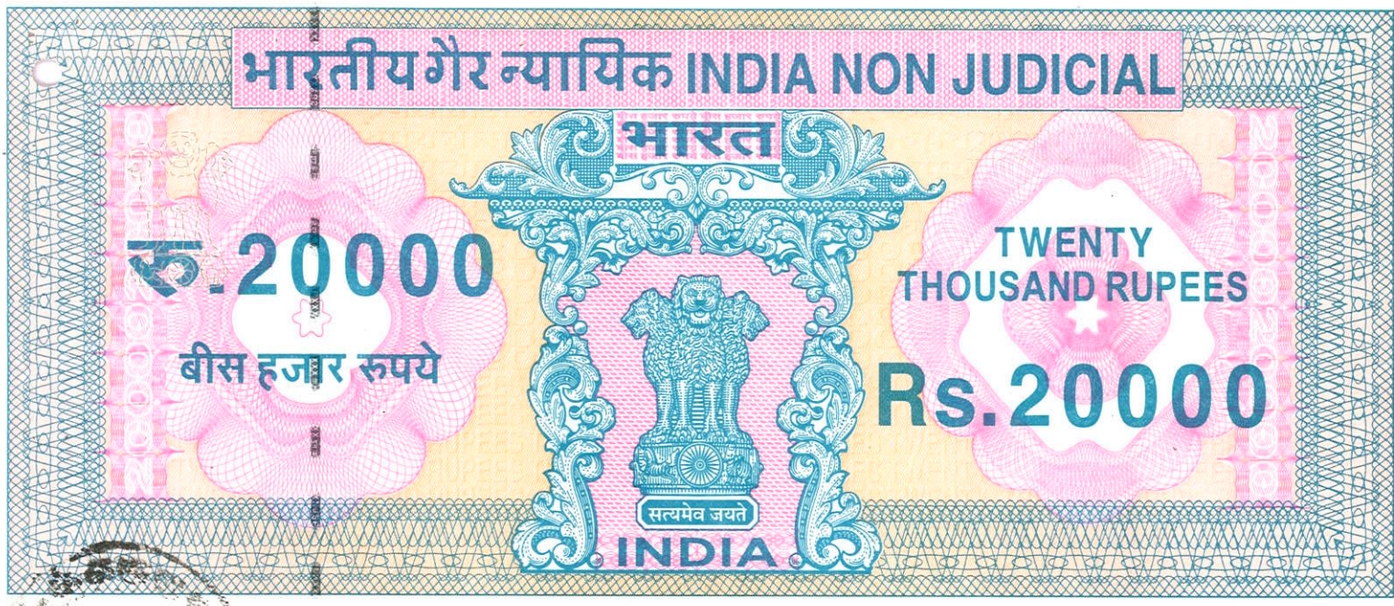
S. MANJULAMAHESWARI
STAMP VENDOR
L. No. 10037 / 76
High Court Campus, Chennai - 104

The Vendor doth hereby declare and assure the Purchaser that they have all indemnity and shall keep indemnified the Purchaser against any loss or damage that the Purchaser may be put to by reason of any kind of encumbrance over the property.

The Vendor doth hereby declare that they have put the purchaser in possession of the property mentioned in the schedule 'B' hereunder.

The Vendor doth hereby covenant with the Purchaser that they will sign and execute any letter or deed or form that may be required for the mutation of name in the revenue and Municipal Registry and transfer of Patta in favour of the Purchaser for such other purpose.

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தமிழ்நாடு தமிழ்நாடு TAMILNADU

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S. MANJULAMAHESWAR
STAMP VENDOR
L. No. 10037 / 76
High Court Campus, Chennai - 10

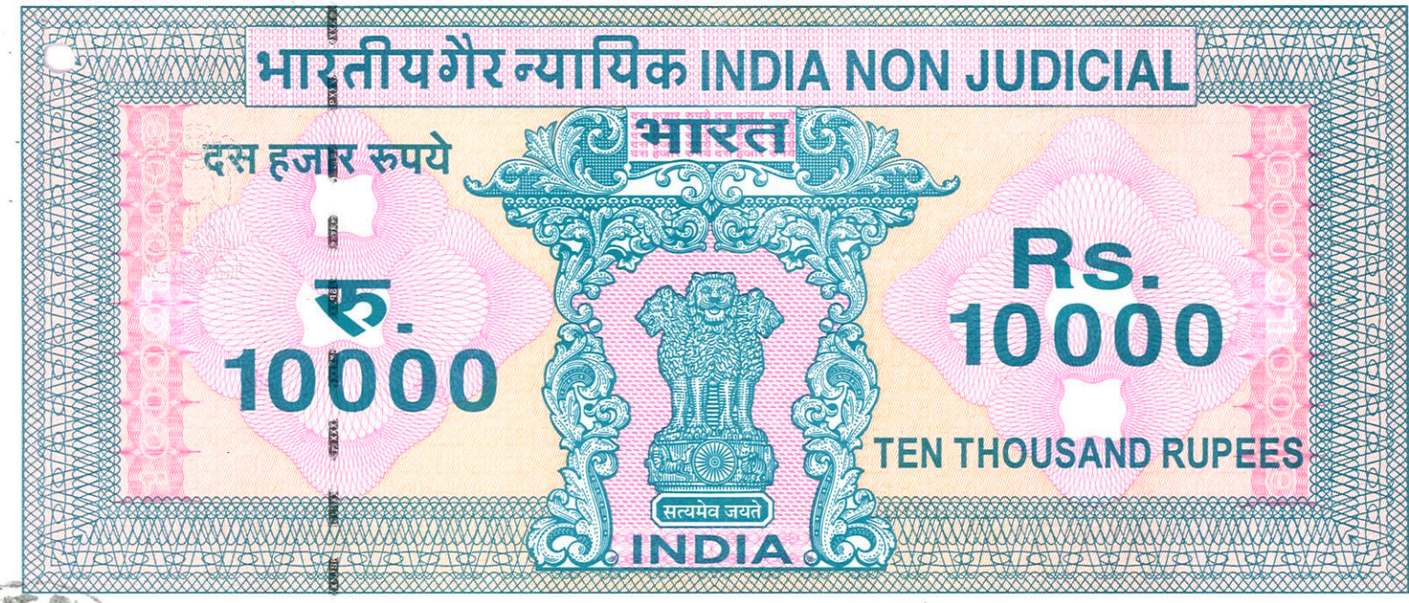
18 DEC 2012

The VENDOR covenants that the PURCHASER is entitled to have mutation in all public records in respect of the Schedule 'A' property hereby conveyed and the VENDOR undertakes to support all such applications as may be made in this behalf by the PURCHASER.

SCHEDULE A PROPERTY

All that piece and parcel vacant land situated at No. 60A, Muthukrishnan Street, Collectors Colony, Chennai – 600 029, comprised in O.S. Nos. 17/1, and 17/2 A Part and T.S. No. 9/4, of Block No.4, Vada Agaram Village, Egmore – Nungambakkam Taluk, Chennai District, measuring to an extent 3 grounds and 2025 Sq.Ft., land being bounded on the :

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தமிழ்நாடு தமிலநாடு TAMILNADU

A 967293

21923

18 DEC 2012

S. MANJULAMAHESWAR
STAMP VENDOR
L. No. 10037 / 76
High Court Campus, Chennai - 1

NORTH BY : Property comprised in T.S. NO. 9/3,

SOUTH BY : Property comprised in Survey No. 40&11.,

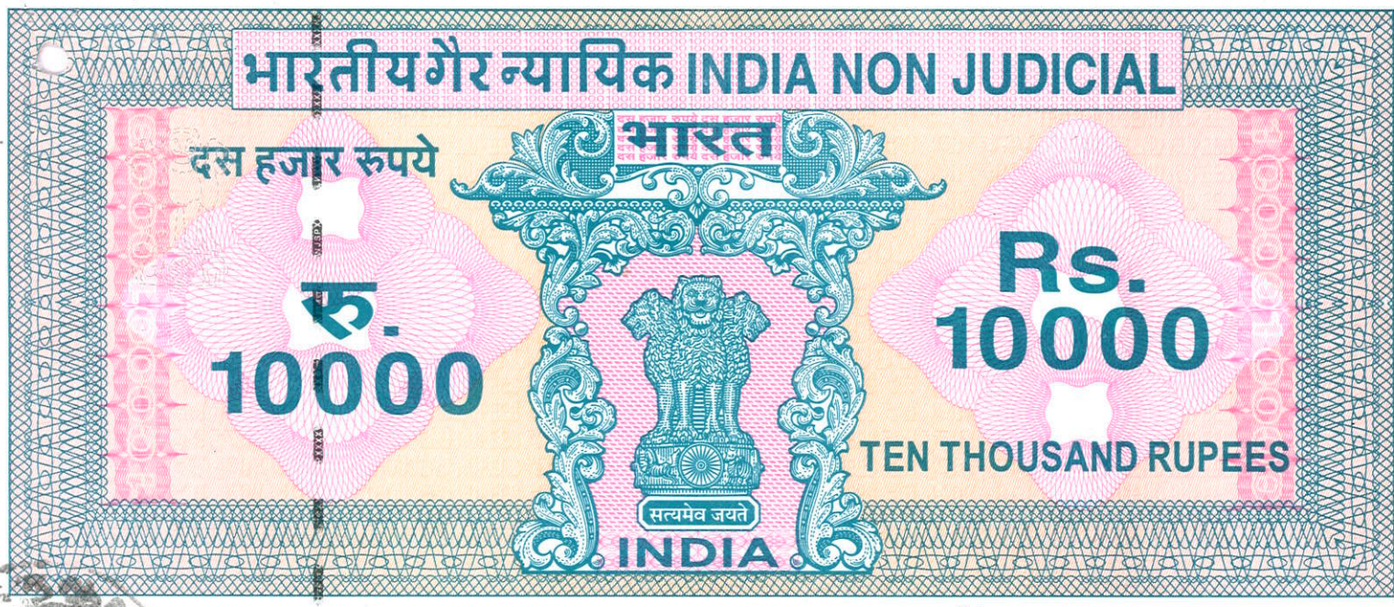
EAST BY : Property belonging to M/s. Orient Tools & Gauge and

WEST BY : Muthukrishnan Road,

And lying with the Registration District of Chennai South and Sub- Registration District Kodambakkam.

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தமிழ்நாடு तमिलनाडु TAMILNADU

A 967292

S. MANJULAMAHESWAR
STAMP VENDOR
L. No. 10037 / 76
High Court Campus, Chennai - 10

18 DEC 2012

SCHEDULE B PROPERTY

761/11584 OF UNDIVIDED SHARE IN LAND MEASURING 3 GROUNDS AND 2025 Sq.ft., ( ),including common area, along with Flat No. B4, First floor, Rajam Apartments, Muthukrishnan Street, measuring to an extent of 761 Sq.Ft., built up area with the Registration District of Chennai south and Sub- Registration District Kodambakkam.

The Market Value of the property hereby conveyed is Rs. 40,00,000/-

IN WITNESS WHEREOF THE VENDORS AND PURCHASERS ABOVE NAMED HAVE SET THEIR HAND AND SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSESS:

1.

VENDOR

2. S/o. Viswanathan

PURCHASER

Drafted By :
D. JOHN SAMUVEL, Advocate,
G - 115, 9th Street,
Anna Nagar East, Chennai - 102.

DOCUMENT No. 213 Year : 2013
Page No: 16 Total Page 19

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

INIYAVAN M
MUNIYANDY
01/06/1981

Permanent Account Number
BLMPM6915J





Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, यू टी आई आई टी एस एल,
प्लाट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

DOCUMENT
No: 273 Year : 2017
Page: No: 18 | Total Pages 19

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LATHA MK

KRISHNAN MANIKOTH KANDIYAL
HOUSE VASU
13/01/1969

Permanent Account Number
ACSPL0421C

Signature



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in

DOCUMENT
No: 273 Year : 2013
Page: No: 19 | Total Page 19

ANNEXURE 1 A

Statement regarding particulars of the building mentioned in the document :

Please note by a tick ( ) mark in the relevant item in the following form :

(i) Description of Building :

a)	Construction of the Structure	☑ Cement or Lime Mortar	☐ Partly Cement or Lime and Partly Mud	
b)	Depth of foundation :	☑ 3 to 4 ft	☐ Above 4 feet	
c)	Thickness of Walls in Ground Floor :	☐ 9"	☐ 1" - 1 1/2"	
d)	Whether Teakwood used throughout	☐ YES	☑ No	
e)	Flooring ☐ Marble ☐ Tiles	☑ Mosaic	☐ Ordinary Plastered	

(ii) Age of the Building : 23 Years

(iii) Extent of the site : 761/11584 of UDS 3 Grounds & 2025 Sq.ft. (i.e. 681 Sq.ft UDS) Gr. Sq. ft

(iv) Built up area : 761 Sq. ft.

(Each type of construction involved in each floor)

Note : Areas open to sky such as courtyards etc., should be deducted from built-up areas, if any

	G.floor Sq.ft	1st.Floor Sq.ft	2nd Floor Sq.ft	3rd Floor Sq.ft
Madras Terrace				
R.C.C. Roof		761 Sq. ft		
Mangalore Tile Roof Over Ceiling Tiles				
Pantile Roof Over Flat Tiles				
Pantile Roof Plain				
A.C.C. Sheet				
Tatched House				

(v) Area of Separate Garage if any : — NIL Sq.ft

(vi) a) Length of Compound Wall if any : Feet

b) Length Barbed Wire or Chain or Link Fence : Feet

(vii) Well with diameter and depth : Dia: Ft. Depth Ft.

(viii) Is there a Separate Latrine or Septic Tank :

(ix) Electrical Installations : 1. No. of Points 2. No. of Fans 3. Electric Pumpsets

(x) Annual Rental Value : Rs. 10,000/-

(xi) Executant's estimate of the Market Value of the Building and Site : Rs. 40,00,000/-

Land Value : Rs. 37,45,500.00

Building Value : Rs. 2,54,500.00

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Station : Chennai

Date : 20/12/2012

Signature of the Executant

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.